

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT															
MANCUSO JEFFREY L SR 11 KINGMAN AV EAST LONGMEADOW MA 01028 GIS ID F_375906_2853135												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW								
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	136600		136,600										
												RES LAND		101	90100		90,100										
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	600		600										
				SUPPLEMENTAL DATA								Total		227,300		227,300											
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
MANCUSO JEFFREY L SR PRYOR PATRICIA LYONS BARRY A CAPELESS				20711		0003		05-20-2015		U		I		1		1A		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
				09800		0116		03-20-1997		U		I		84,000				2021		101	130,900	2020	101	124,100	2019	101	120,700
				06397		0375		02-24-1987		U		I		90,000						101	83,300		101	83,300		101	80,900
				03681		0153		04-10-1972		U		I		0						101	600		101	600		101	600
				Total		0.00										Total		214,800		Total		208,000		Total		202,200	
EXEMPTIONS						OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description			Amount		Code	Description			YEAR		Amount		Comm Int												
Total						0.00																					
ASSESSING NEIGHBORHOOD																											
Nbhd		Nbhd Name			B			Tracing			Batch																
0001								101			MA																
NOTES																											

Property Location 11 KINGMAN AV
 Vision ID 3277 Account # 3330

Map ID 3B/ 19/ 757/ /
 Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

State Use 101
 Print Date 11/3/2021 8:19:49 PM

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	1	DRYWALL		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	111.33	
Interior Floor 2			RCN	195,206	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1962	
AC Type	03	FULL	Effective Year Built	1988	
Bedrooms	3		Depreciation Code	GD	
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	30	
Total Rooms	5		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	70	
Extra Kitchen St			RCNLD	136,600	
FBM Sqft	702		Dep % Ovr		
FBM Quality	1		Dep Ovr Comment		
Fireplaces	0		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	0	NO	Cost to Cure Ovr		
Frame	1	WOOD	Cost to Cure Ovr Comment		

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)													
Code	Description	Su	Sub Type	Lan	Units	Unit Price	Yr Blt	%	Dep.	Cond	Gra	Qual	Apprais Va
19	PATIO			L	96	5.75	1982	30	0.00	PR	A	1.00	200
01	SHED/MTL			L	130	5.18	2000	60	0.00	AV	A	1.00	400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,112		25.37	28,213	
FFL	1ST FLOOR	1,280	1,280		127.09	162,672	
OFP	OPEN PORCH	0	88		13.00	1,144	
WDK	WOOD DECK	0	176		18.05	3,177	
Ttl Gross Liv / Lease Area		1,280	2,656	1,536		195,206	

